

**United States Bankruptcy Court
Central District of California
Santa Ana
Judge Mark Wallace, Presiding
Courtroom 6C Calendar**

Monday, September 27, 2021

Hearing Room

6C

9:00 AM

8:21-11619 Jose Olmos Sanchez

Chapter 7

#1.00

Motion for relief from stay [Personal Property]

Toyota Motor Credit Corporation vs DEBTOR
(Motion 8-23-21)

[RE: 2020 Toyota Corolla - VIN No.: JTDEPRAE5LJ071807]

Docket 9

Tentative Ruling:

APPEARANCES NOT REQUIRED.

The motion is granted pursuant to 11 U.S.C. §§ 362(d)(1) and (d)(2) to permit movant, its successors, transferees and assigns, to enforce its remedies to repossess or otherwise obtain possession and dispose of its collateral pursuant to applicable law, and to use the proceeds from its disposition to satisfy its claim, *unless* the debtor pays all arrearages in full on or before the hearing date on this matter. Movant may not pursue any deficiency claim against the debtor or the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501.

The 14-day stay provided by Rule 4001(a)(3) is waived.

MOVANT TO LODGE ORDER VIA LOU WITHIN 7 DAYS.

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| Party Information |
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Debtor(s):

Jose Olmos Sanchez

Represented By
Michael H Colmenares

Trustee(s):

Weneta M.A. Kosmala (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
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CONT...

Jose Olmos Sanchez

Chapter 7

**United States Bankruptcy Court
Central District of California
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Monday, September 27, 2021

Hearing Room

6C

9:00 AM

8:21-11703 DGWB, Inc.

Chapter 7

#2.00

Motion for relief from stay [Action In Non-Bankruptcy Forum]

Wismann Group LLV vs DEBTOR
(Motion filed 9-3-21)

**[RE: Case Name: Genesis 1 Oil Services LLC et al vs. Wis]
[Docket Number: 8:20-cv-02114-JLS-ADS]
[Pending In: U.S. District Court, Santa Ana]**

Docket 15

Tentative Ruling:

APPEARANCES NOT REQUIRED.

Grant Debtor's requested for judicial notice. The Court will continue the hearing to November 8, 2021 at 9:00 a.m. to give the Chapter 7 Trustee an opportunity to consider whether claims and causes of action constitute or may constitute bankruptcy estate property that is administrable.

COURT TO PREPARE ORDER.

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| Party Information |
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Debtor(s):

DGWB, Inc.

Represented By
Thomas J Polis

Trustee(s):

Richard A Marshack (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
Judge Mark Wallace, Presiding
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Monday, September 27, 2021

Hearing Room

6C

9:00 AM

8:20-12248 Kenneth E. Hickson

Chapter 13

#3.00

Motion for relief from stay [Real Property]

NewRez LLC d/b/a Shellpoint Mortgage Servicing vs DEBTOR
(Motion filed 8-26-21)

[RE: 56 Greenbough, # 96, Irvine, California 92614]

Docket 57

Tentative Ruling:

APPEARANCES REQUIRED.

The motion is granted pursuant to 11 U.S.C. §§ 362(d)(1) to permit movant, its successors, transferees and assigns, to enforce its remedies to foreclose upon and obtain possession of the subject property in accordance with applicable law, *unless* the debtor pays all arrearages in full on or before the hearing date on this matter. Movant may not pursue any deficiency claim against the debtor or the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501.

The 14-day stay provided by Rule 4001(a)(3) is waived.

MOVANT TO LODGE ORDER VIA LOU WITHIN 7 DAYS.

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| Party Information |
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Debtor(s):

Kenneth E. Hickson

Represented By
Joseph C Rosenblit

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
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Courtroom 6C Calendar**

Monday, September 27, 2021

Hearing Room

6C

9:00 AM

8:18-11446 Peggy McWilliams Lawson and George Morris Lawson

Chapter 13

#4.00

Motion for relief from stay [Real Property]

Reverse Mortgage Funding LLC vs DEBTOR
(Motion filed 8-31-21)

[RE: 5921 Amberdale Drive, Yorba Linda, California 92886]

Docket 78

Tentative Ruling:

APPEARANCES NOT REQUIRED.

The Court will continue the hearing to November 1, 2021 at 9:00 a.m.. There is insufficient evidentiary support for the contention that Debtors are in default with respect to the obligation to pay property taxes. The continuation sheet attached to the Declaration of Rigoberto Corona does not establish this point (nor does the Declaration itself).

COURT TO PREPARE ORDER.

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| Party Information |
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Debtor(s):

Peggy McWilliams Lawson

Represented By
Douglas L Weeks

Joint Debtor(s):

George Morris Lawson

Represented By
Douglas L Weeks

**United States Bankruptcy Court
Central District of California
Santa Ana
Judge Mark Wallace, Presiding
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Monday, September 27, 2021

Hearing Room

6C

9:00 AM

CONT... Peggy McWilliams Lawson and George Morris Lawson

Chapter 13

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
Judge Mark Wallace, Presiding
Courtroom 6C Calendar**

Monday, September 27, 2021

Hearing Room

6C

2:00 PM

8:21-10015 Andrew Byong-II Min and Ruth Changhui Min

Chapter 7

#1.00

Hearing RE: Motion to Avoid Lien Under 11 U.S.C. Section 522(f) (Real Property) with Lienholder 3250 Wilshire Blvd.
(Motion filed 3/29/21)
(Opposition filed 4/12/21)
(Set per notice filed 8/27/21)

[RE: 4171 Visions Drive, Fullerton, CA 92833]

Docket 16

Tentative Ruling:

APPEARANCES NOT REQUIRED.

The Court intends to grant the Motion.

DEBTOR TO LODGE ORDER VIA LOU WITHIN 7 DAYS.

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| Party Information |
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Debtor(s):

Andrew Byong-II Min

Represented By
Chris T Nguyen

Joint Debtor(s):

Ruth Changhui Min

Represented By
Chris T Nguyen

Trustee(s):

Weneta M.A. Kosmala (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
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Monday, September 27, 2021

Hearing Room

6C

2:00 PM

8:21-10026 Ardeshir Farokhirad and Fariba Farokhirad

Chapter 7

#2.00

CONT'D STATUS CONFERENCE Hearing RE: Debtor's Motion to Convert
Case to Chapter 11 Under 11 U.S.C. Section 706(a) or 1112(a)
(Motion filed 2-17-21)
(Opposition filed 2-22-21)
(Set per Notice filed 2-26-21)
(S/C set at 5-10-21 Hrg)

FR: 3-15-21; 4-26-21; 5-10-21; 8-30-21

Docket 21

Tentative Ruling:

APPEARANCES REQUIRED.

The Court will inquire as to the status of the settlement negotiations.

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| Party Information |
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Debtor(s):

Ardeshir Farokhirad

Represented By
Anerio V Altman

Joint Debtor(s):

Fariba Farokhirad

Represented By
Anerio V Altman

Trustee(s):

Thomas H Casey (TR)

Represented By
Thomas H Casey

**United States Bankruptcy Court
Central District of California
Santa Ana
Judge Mark Wallace, Presiding
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Monday, September 27, 2021

Hearing Room

6C

2:00 PM

8:21-10026 Ardeshir Farokhirad and Fariba Farokhirad

Chapter 7

#3.00

CONT'D Hearing RE: Motion Chapter 7 Trustee's Motion for Order:
(1) Approving and Enforcing Mediation Term Sheet Agreement Between the Debtors and Trustee Pursuant to FRBP 9019;
(2) Authorizing the Trustee to Revoke the Farokhirad Family Trust;
(3) Authorizing the Trustee to Use Property of the Estate in the Form of a 100% Membership Interest in Bolzano, LLC Outside the Ordinary Course of Business Pursuant to Section 363 to Execute Corporate Member Resolution of Bolzano, LLC to Replace the Managers of Bolzano, LLC, Sell Real Property and Make a Membership Distribution;
(4) Authorizing the Trustee to Employ and Compensate Real Estate Co-Agents (Clarence Yoshikane of Berkshire Hathaway HomeServices California Properties and Ken Harter of The Harter Group) to Sell the Mission Viejo Property
(Motion filed 8-5-21)

FR: 8-30-21

Docket 171

Tentative Ruling:

APPEARANCES REQUIRED.

The Court intends to grant the Motion.

CHAPTER 7 TRUSTEE TO LODGE ORDER VIA LOU WITHIN 7 DAYS.

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| Party Information |
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Debtor(s):

Ardeshir Farokhirad

Represented By
Anerio V Altman
Andrew Edward Smyth

**United States Bankruptcy Court
Central District of California
Santa Ana
Judge Mark Wallace, Presiding
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Monday, September 27, 2021

Hearing Room

6C

2:00 PM

CONT... Ardeshir Farokhirad and Fariba Farokhirad

Chapter 7

Joint Debtor(s):

Fariba Farokhirad

Represented By
Anerio V Altman
Andrew Edward Smyth

Trustee(s):

Thomas H Casey (TR)

Represented By
Thomas H Casey

**United States Bankruptcy Court
Central District of California
Santa Ana
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Monday, September 27, 2021

Hearing Room

6C

2:00 PM

8:20-12016 Robert Chester Underwood

Chapter 11

#4.00

Hearing RE: U.S. Trustee Motion to Dismiss or Convert Case To One Under Chapter 7 Pursuant To 11 U.S.C. § 1112(B)
(Motion filed 8-23-21)

Docket 74

Tentative Ruling:

APPEARANCES REQUIRED.

Grant and convert the case to chapter 7.

UNITED STATES TRUSTEE TO LODGE ORDER VIA LOU WITHIN 7 DAYS.

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| Party Information |
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Debtor(s):

Robert Chester Underwood

Represented By
Michael Jones
Sara Tidd

**United States Bankruptcy Court
Central District of California
Santa Ana
Judge Mark Wallace, Presiding
Courtroom 6C Calendar**

Monday, September 27, 2021

Hearing Room

6C

2:00 PM

8:19-11987 Enalasis Corporation

Chapter 11

#5.00

Hearing RE: U.S. Trustee Motion to Dismiss or Convert Case To One Under Chapter 7 Pursuant To 11 U.S.C. § 1112(B)
(Motion filed 8-23-21)

Docket 222

***** VACATED *** REASON: OFF CALENDAR - VOLUNTARY
DISMISSAL OF MOTION FILED 9-9-21 (Docket No. 229).**

Tentative Ruling:

- NONE LISTED -

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| Party Information |
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Debtor(s):

Enalasis Corporation

Represented By
Michael Jones
Sara Tidd

**United States Bankruptcy Court
Central District of California
Santa Ana
Judge Mark Wallace, Presiding
Courtroom 6C Calendar**

Monday, September 27, 2021

Hearing Room

6C

2:00 PM

8:19-11212 Marc Solomon Tenner

Chapter 7

Adv#: 8:19-01094 DeLuca et al v. Tenner

#6.00

Evidentiary Hearing RE: Motion for Relief From The Pre-trial Stipulation
(Motion filed 11-4-20)
(S/C set at 4-21-21 Hrg)
(Evid. Hrg. set at 7-14-21 Hrg)

FR: 12-2-20; 4-21-21; 7-14-21

Docket 24

Tentative Ruling:

APPEARANCES REQUIRED.

The evidentiary hearing will go forward.

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| Party Information |
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Debtor(s):

Marc Solomon Tenner

Represented By
Marc Weitz

Defendant(s):

Marc Solomon Tenner

Pro Se

Plaintiff(s):

John DeLuca

Represented By
Timothy F Umbreit
Thomas K Emmitt

Lenore DeLuca

Represented By
Timothy F Umbreit
Thomas K Emmitt

**United States Bankruptcy Court
Central District of California
Santa Ana
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Monday, September 27, 2021

Hearing Room

6C

2:00 PM

CONT... Marc Solomon Tenner

Chapter 7

Trustee(s):

Jeffrey I Golden (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Santa Ana
Judge Mark Wallace, Presiding
Courtroom 6C Calendar**

Monday, September 27, 2021

Hearing Room

6C

2:00 PM

8:19-11218 US Direct LLC

Chapter 7

Adv#: 8:20-01102 Golden v. Fletcher Jones Motor Cars, Inc.

#7.00

Hearing RE: Order to Show Cause Why Jessica Amaya Should Not Be Held in Civil Contempt for Failure to Comply with Subpoena to Testify at a Deposition in a Bankruptcy Case (or Adversary Proceeding)
(Motion filed 8-6-21)
(OSC entered 8-24-21)

Docket 42

***** VACATED *** REASON: OFF CALENDAR - ORDER VACATING
ORDER TO SHOW CAUSE ENTERED ON 8-27-21 (DOCKET NO. 51).**

Tentative Ruling:

- NONE LISTED -

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| Party Information |
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Debtor(s):

US Direct LLC

Pro Se

Defendant(s):

Fletcher Jones Motor Cars, Inc.

Represented By
Annie Y Stoops

Plaintiff(s):

Jeffrey I. Golden

Represented By
Royce Zur

Trustee(s):

Jeffrey I Golden (TR)

Represented By
Royce Zur
Monica Rieder

**United States Bankruptcy Court
Central District of California
Santa Ana
Judge Mark Wallace, Presiding
Courtroom 6C Calendar**

Monday, September 27, 2021

Hearing Room 6C

2:00 PM

8:20-11329 Ilyas M. Chaudhary

Chapter 11

#8.00

Hearing RE: U.S. Trustee Motion to Dismiss or Convert Case To One Under Chapter 7 Pursuant To 11 U.S.C. § 1112(B)
(Motion filed 8-16-21)

Docket 94

***** VACATED *** REASON: OFF CALENDAR - VOLUNTARY
DISMISSAL OF MOTION FILED 8-24-21 (DOCKET NO. 100).**

Tentative Ruling:

- NONE LISTED -

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| Party Information |
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Debtor(s):

Ilyas M. Chaudhary

Represented By
Kevin Tang

**United States Bankruptcy Court
Central District of California
Santa Ana
Judge Mark Wallace, Presiding
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Monday, September 27, 2021

Hearing Room

6C

2:00 PM

8:21-10060 Amir Saati

Chapter 7

#9.00

Hearing RE: Motion to Avoid Lien Judicial Lien Under 11 U.S.C. Section 522(f) with Stephanie Rosen, Chantel Baskaroon, Robina Davis

[RE: 13 West Yale Loop #2 Irvine, CA 92604]

Docket 67

Tentative Ruling:

APPEARANCES REQUIRED.

The Court will sustain all Debtor's evidentiary objections, overrule the Opposition and grant the Motion for the reasons stated in the Motion and the Reply.

DEBTOR TO LODGE ORDER VIA LOU WITHIN 7 DAYS.

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| Party Information |
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Debtor(s):

Amir Saati

Represented By
Michael S Kogan

Trustee(s):

Richard A Marshack (TR)

Represented By
Michael G Spector